DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: January 27, 2005 ITEM NO. 4

CASE NUMBER/ PROJECT NAME	**109-DR-2004** **Paradise Valley Arsenic Removal Facility & Administrative Building**
LOCATION	6215 N Miller Rd
REQUEST	Request site plan and elevations approval for an arsenic removal facility.

OWNER	Arizona American Water Company 623-445-2401	ENGINEER	Damon S Williams Assoc 602-265-5400
ARCHITECT/ DESIGNER	H & S International 480-585-6898	APPLICANT/ COORDINATOR	John Berry Berry & Damore, LLC 480-385-2727

BACKGROUND

Zoning.

The north 6 acres of the site is zoned Single Family Residential District (R1-43) and the south 2 acres is zoned Special Campus District, Historic Property (S-C HP). The property currently contains utility buildings, wells and tanks as a pre-existing nonconforming use. Section 1.1310 of the Zoning Ordinance allows continuance and change of nonconforming uses subject to a Use Permit. The R1-43 zoning district also allows for utility buildings upon approval of a conditional use permit.

Context.

This property is located at the 6000 block of Miller/Cattletrack Road, and currently contains utility buildings and tanks along with much open space. This property is located within an established rural enclave. An existing single family home directly abuts this property along the west and south sides of the proposal on Cattletrack Road. To the east is the Arizona canal and further to the east are single-family homes. Vacant land lies to the north and single-family homes exist to the west across Miller/Cattletrack Road. To the south is an existing 12-acre Arts Campus (Cattle Track Complex) that has 2 houses, a shop building, and studio buildings.

OTHER BOARDS AND COMMISSIONS

On January 13, 2005, the Historic Preservation Commission approved a Certificate of Appropriateness for the proposed development on the south 2 acres that has Historic Property (HP) designation. The Historic Preservation Commission determined that the proposal met the character-defining features and guidelines in the approved Cattle Track Complex Historic Preservation Plan. The Historic Preservation Commission also recommended to the applicant and Development Review Board the following:

- Consider providing additional material and forms to break up the mass and monolithic forms of the tanks.
- Preserve the existing mesquite tree bosks and canopies around the perimeter of the property.
- Give the tanks a brown finish to correspond to the deciduous nature of the trees.

On January 11, 2005, the City Council approved the conditional use permit for the utility buildings proposed on this site, including the site plan and building heights. The City Council determined that the proposal met the criteria for a Conditional Use Permit.

APPLICANT'S PROPOSAL

Applicant's Request.
This is a request for approval of the site plan and building elevations for the new utility buildings and tanks at Arizona American Water Company's existing water well site. The purpose of the arsenic treatment facility is to comply with the Federal Government's arsenic reduction requirements and new safe drinking water standards. The ground water that is being pumped from wells at this location is part of the Water District's potable water system that services some residents of Scottsdale and Paradise Valley.

Access to the site will be provided by one secure driveway from Miller/Cattletrack Rd. The applicant proposes to give the 8-acre site a rustic rural hacienda ranch character with the Administration Building having beige plaster colors, traditional clay tile roof materials, and wrought iron and wood accents. The Process Buildings will have beige colors, flat roof, and metal canopies and roll-up doors. Exterior downspouts proposed for the Process Buildings have been stipulated to be relocated interior to the building construction.

The proposed site plan maintains the native trees along the canal and property lines part of the rural setting and character of the area. In addition to maintaining the existing trees and vegetation around the perimeter of the site, the applicant proposes an 8-foot tall wall constructed from rammed earth surrounding the site. The rammed earth wall, with wrought iron accents and gates, would provide security and a natural and rustic screen around the entire site. The wall along the east side of the property would meander among the existing vegetation. Additional landscaping will be provided around the property using desert plant materials.

Development information.

• *Access:*	One driveway from Miller/Cattletrack Rd.
• *Proposed Buildings:*	3 new buildings
	2 new reservoir tanks
	Clarifier structures
• *Proposed Structure Heights:*	18 to 28 feet
• *Building Floor Area:*	16,000 square feet of facility space

- *Setbacks:* Approx. 100 feet from existing Miller/Cattletrack Road

Community Involvement.
The applicant has met with surrounding property owners to assure them that operations will be conducted indoors to prevent noises and odors, and that the architectural design character will be consistent with the established rural character of the area. There is general support of the application, however at both the City Council and the Historic Preservation Commission hearings a few nearby property owners expressed opposition to the tanks and questioned why the tanks would not be buried underground.

The applicant has indicated that burying the tanks is not possible due the constraints of the site, the desire to preserve as many of the existing trees as possible, as well as the engineering, construction and operational costs. The proposed location of the tanks is at the rear of the site and offers screening by existing trees. The City Council discussed the issue and approved the use permit with the above ground tanks.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
6. Landscaping Plan
A. Fire Ordinance Requirements
B. Stipulations/Zoning Ordinance Requirements

109-DR-2004
REV: 12/13/04

PROJECT NARRATIVE

PROJECT BACKGROUND

The United States Environmental Protection Agency (USEPA) has lowered the Arsenic Maximum Contaminant Level (MCL) from 50 parts per billion (ppb) to 10 ppb. All community water systems, such as that operated by Arizona American Water (AAW) in Paradise Valley, are required to comply with the new Arsenic standard by January 2006. To comply with the USEPA mandate, AAW proposes to construct a new 19.3 million gallon per day (mgd) treatment facility using the coagulation-filtration process to remove naturally occurring arsenic from groundwater. This facility will be used to treat groundwater that supplies AAW's Paradise Valley District.

SITE DESCRIPTION

The water supply for AAW's Paradise Valley District is distributed through the Miller Road Booster Station (MRBS), which is located east of Cattletrack Road (Miller Road) and approximately a quarter mile north of McDonald Drive. The MRBS site is the proposed location for the Paradise Valley District's arsenic removal facility. The site, owned by AAW, consists of four parcels that comprise approximately 8 acres of land. Additional detail on these parcels is summarized below:

Parcel Identifier	Parcel No.	Address	Parcel Size, sf	Current Zoning	Proposed Zoning
1	174-13-931	6237 N. Miller Road	134,992	R1-43	No Change
2	174-13-932	6223 N. Miller Road	69,696	R1-43	No Change
3	174-13-934	6215 N. Miller Road	101,495	SC HP	No Change
4	174-13-935	6195 N. Miller Road	39,204	SC HP	No Change

The Paradise Valley Arsenic Removal Facility (PVARF) will be situated on the south side of the property (Parcel 2, Parcel 3, Parcel 4, and a portion of Parcel 1) and will be constructed over approximately 5 acres of the land.

The groundwater for this district is provided by seven wells: three of which are located on the MRBS property and the remaining wells are located within 2 miles of the site. The groundwater from these seven wells will be treated at this site with provisions for the addition of another well in the future. The facilities necessary for treatment, storage and distribution of water include new filtration vessels, treatment chemical storage and feed facilities, backwash clarification structures, finished water reservoirs, booster pumps, and residual solids thickening and dewatering. New administration, customer service, laboratory, and Supervisory Control and Data Acquisition monitoring facilities will be included as part of the project.

COMMUNITY INVOLVEMENT

The Community Involvement consisted of two sets of one-on-one interviews with neighbors and two Open House meetings. The first series of one-on-one interviews and the first Open House meeting were held early in the design phase to solicit input from the neighbors on the design issues of most importance to the community. After the design was further developed, a second series of one-on-one interviews and

an Open House meeting were held to solicit feedback on the design. The neighbors understood the necessity of the project and had no objections. However, they did indicate the importance of maintaining the rural character of the property. The neighbors also stated specific considerations, which are discussed in the meeting notes and addressed under Project Aesthetics. The outcome of these meetings is detailed in the Citizen Notification and Public Involvement Report included with this application.

SETBACKS

The setbacks, which will be provided from the front, side and rear property boundaries meet or exceed the R1-43 zoning requirements. The location of the Administration and Customer Service Center (Building A), located along Cattletrack Road, will be set an additional 60 feet from the property line providing a total front yard setback of 100 feet.

PROJECT AESTHETICS

During the public involvement meetings, the citizens indicated various issues of importance regarding the PVARF that they would like to have considered during the facility design. These issues included possible impacts on the surrounding community due to architecture, noise, odor, and traffic. Each item is discussed in detail in the following paragraphs.

ARCHITECTURE

The AAW property is located within an area that maintains a rural character with lots of 35,000 square feet or greater and large setbacks. The properties to the south provide a meandering pedestrian pathway along the street frontage. This pathway will be continued north along Cattletrack Road over the extent of the AAW property. In addition, AAW is providing a pedestrian pathway along the northern boundary of the PVARF that can be used by local residents to access the pathways along the Arizona Canal.

The character of the surrounding community has been incorporated during design of the buildings and facility wall to create an environment that interacts with the surrounding community. The outcome of the neighborhood meetings indicated that the facility should maintain a rural character, and the materials of construction should mirror the color and consistency found in the area. The architecture and landscape designers responsible for design of the buildings and surrounding wall have participated in the community involvement process to understand and incorporate the architectural needs of this community.

The color scheme selected for the building and wall will follow a natural desert earth tone like the surrounding properties. In addition, the colors will reflect the open desert character that still existing in this area. The building construction materials will reflect the environment surrounding the facility. The buildings will be constructed of masonry with a painted, smooth stucco finish. The Building A, most visible from Cattletrack Road, will have a pitched mission tile roof. The other two buildings will have flat roofs with parapets.

The facility will be setback from the roadway to allow for the open space along the street frontage to be maintained. Although the facility will be walled, the wall will also be setback from Cattletrack Road. In addition, the wall design will provide variations in materials of construction and landscaping to blend this structure with the surrounding properties. The wall along Cattletrack Road will have a rammed-earth texture, finish, and coloration. Other walls will be constructed of colored or painted masonry block. The wall layout will include curves and step-backs to create areas for new landscaping, break-up the mass of the wall, and assist with preservation of native landscaping.

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The landscaping surrounding the PVARF will take advantage of the many existing large mesquite trees that are located throughout the property. Many of the neighbors requested that the existing mesquite trees along the canal bank remain undisturbed to provide additional visual screening. Additional landscaping will incorporate a variety of desert vegetation.

A line of sight study was prepared with views from Cattletrack Road and the east side of the Arizona Canal. The new finished water storage tanks, which are approximately the same height as the existing tanks, will not be visible from Cattletrack Road or east of the Arizona Canal. Building A, along Cattletrack Road, has an overall height of 18 feet. The other two buildings have overall heights of 20 and 22 feet. All building heights are well below the zoning limit of 30 feet.

NOISE

Currently, the well and distributive pumps along with associated valves and instrumentation at the MRBS are located outside. Several neighbors indicated that they can hear the pumps starting. They indicated that the future facilities should have provisions to mitigate noise impacts on the surrounding community. The facility will be constructed so that noise from the facility will not be audible from the property lines of surrounding residences. Some noise supression measures may include housing all pumps and other motor driven equipment in masonry buildings, using special doors and sound absorbing panels, and adding acoustical enclosures around the existing wells.

ODOR

The filtration process used to remove arsenic from the groundwater does not generate odor as a byproduct. This information was discussed with the citizens during the Open House meetings.

TRAFFIC

Cattletrack Road (Miller Road alignment) is classified as a minor collector between McDonald Drive and Lincoln Drive. It is not identified as a major street on the City's Streets Master Plan. Cattletrack Road consists of two lanes, one lane in each direction. The intersection of Cattletrack Road and McDonald Drive has a traffic signal.

A traffic study conducted by Scottsdale Engineering & Associates, Inc. indicated that the daily traffic volume along Cattletrack Road (Miller Road alignment) was 1,836 vehicles. The average speed of the vehicles measured was 33 miles per hour (mph); the 85th percentile speed was 40 mph. The study indicates that these volumes and speeds are consistent with a local collector street. Typically, minor collector streets are designed to accommodate traffic volumes of at least 5,000 vehicles per day. There are residential driveways along Cattletrack Road which are limited in number due to the large lot sizes present in this area.

The traffic volume due to the PVARF will show a modest increase over the current operations due to increased operator attendance at the site, bulk chemical deliveries, and solid waste hauling. The estimated traffic volume is shown in the following table:

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Type	Trip Frequency	Days Per Week	Vehicle	Trips Per Month	Trips per Workday
Customer	3/day	5	Passenger	60.0	3.0
Employees	20/day	5	Passenger	400.0	20.0
Plant Operators	4/day	7	Passenger	112.0	4.0
Distribution Crews	4/day	5	Single Unit Truck	80.0	4.0
Solids Hauling	1/week		WB-50	4	0.14
Chemical Delivery Ferric	1/month		WB-50	1	0.04
Chemical Delivery Caustic	2/month		WB-50	2	0.07
Chemical Delivery Hypochlorite	3/month		WB-50	3	0.11
Chemical Delivery Polymer	1/month		Single Unit Truck	1	0.04
				Total	**31**

A WB-50 vehicle (large semi-trailer combination) will be used for the turning radii and geometric layout of plant drives. The entrance driveway will be paved with a colorized concrete to blend with the desert landscaping. Within the site wall, plant drives will be 20 feet wide and paved with asphaltic concrete except in the chemical unloading area, which will be concrete. Turning radii will be a minimum of 25 feet on the inside edge of pavement.

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PV Arsenic Removal Facility

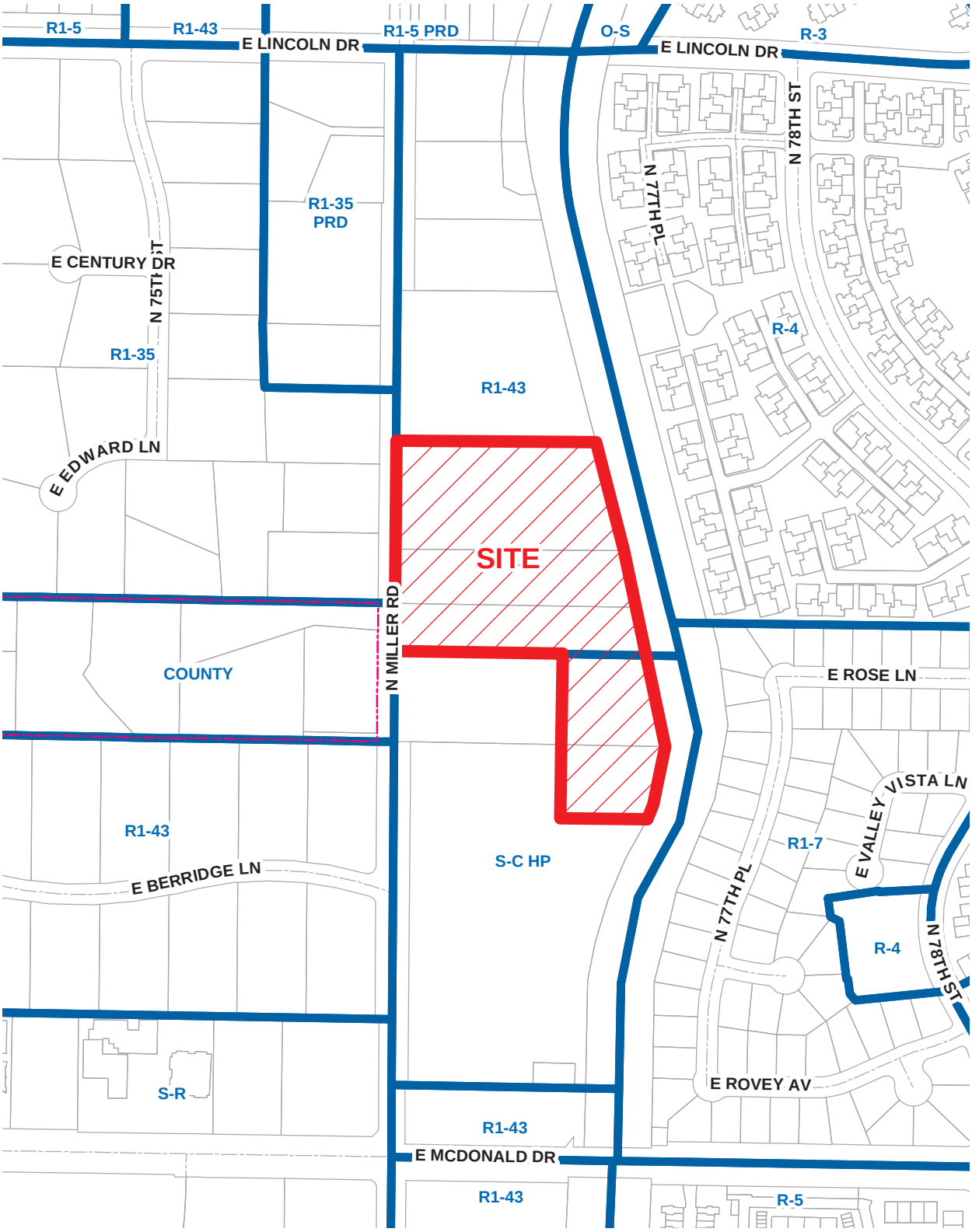
109-DR-2004

ATTACHMENT #2

PV Arsenic Removal Facility

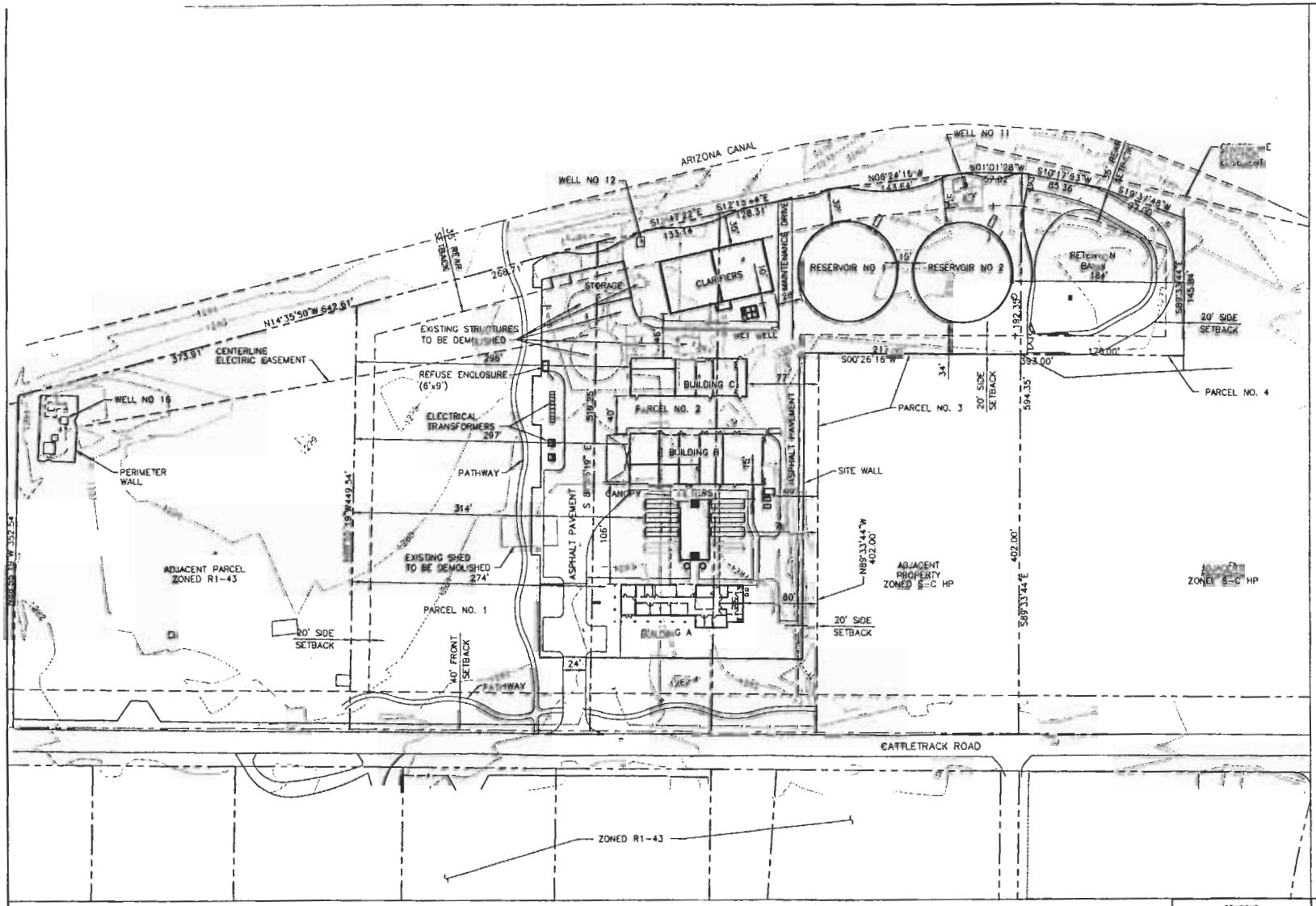
109-DR-2004

ATTACHMENT #2A



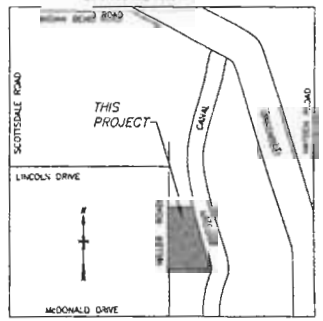
109-DR-2004

ATTACHMENT #3

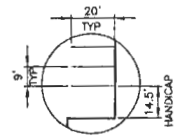


SE 1/4 SECTION 11; T2N R4E

6215 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA 85250



VICINITY MAP
NOT TO SCALE



PARKING STALL DETAIL

LEGEND

- PROPERTY LINE
- CENTER LINE OF ROADWAY
- EASEMENT LINE
- SETBACK LINE

109-DR-2004
12/7/2004

SCALE IN FEET
1"=50'

STRUCTURES

DESC	DIMENSION FT x FT	GROSS FLOOR AREA, SF	MAX. HEIGHT, FT	PROPOSED USE
BLDG A	147 x 49	5,000	18	ADMINISTRATION, CUSTOMER SERVICE, LAB
BLDG B	142 x 53	7,300	18	PROCESS
BLDG C	124 x 41	4,700	22	PROCESS/MAINTENANCE
BLDG TOTAL		17,000		
RESERVOIRS	107 FT DIA	17,984	22	WATER STORAGE
CLARIFIERS	55 FT DIA	4,752	4	WATER RECOVERY
PROCESS TOTAL		22,736		

PARCEL DATA

PARCEL NO.	APN	CURRENT ZONING	PROPOSED ZONING	ACREAGE
1	174-13-931	R1-43	NO CHANGE	3.099
2	174-13-932	R1-43	NO CHANGE	1.6
3	174-13-934	R1-43 HP	NO CHANGE	2.33
4	174-13-935	R1-43 HP	NO CHANGE	0.90

PROJECT DATA

PREAPPLICATION NUMBER: 239-PA-2004

LOCATION:
6215 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA

OWNER:
ARIZONA AMERICAN WATER
19820 NORTH 7th STREET
PHOENIX, ARIZONA 85024

ZONING:
CURRENT: R1-43 HP
(PARCEL NOS. 3 & 4)

PARKING SPACES
REQUIRED: 11, 2 (BLDG A ONLY)
PROVIDED: 17, 1 HANDICAP

OPEN SPACE
REQUIRED: 53,238.83 SF
PROVIDED: 129,095 SF

SITE AREA: (INCLUDES 0.86 AC OF PARCEL NO. 1)
GROSS: 247,856 SF
NET: 195,731 SF

REVISIONS

Paradise Valley Arsenic Removal Facility
CIVIL
OVERALL
SITE PLAN

ARIZONA AMERICAN WATER COMPANY
PARADISE VALLEY DISTRICT

DAMON S. WILLIAMS ASSOCIATES, LLC
3356 E. CAMELBACK ROAD, SUITE 700
PHOENIX, AZ 85018

DSWA

DRAWN BY SLB, PCH
PROJECT ENG'R BS
APPROVED

DATE DECEMBER 2004
PROJECT 23020203

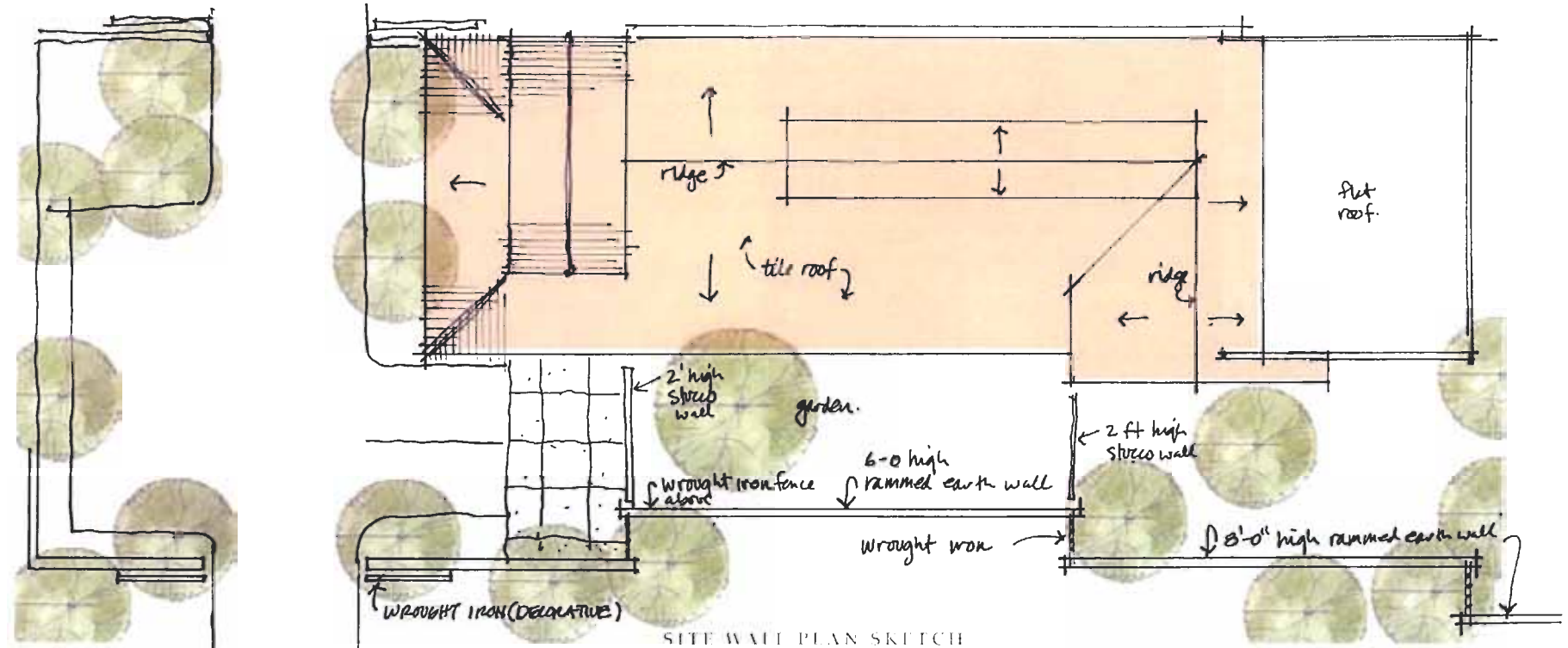
USE DIMENSIONS ONLY
SCALE 1"=50'

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

230-0001-C01

PRELIMINARY

ATTACHMENT #4



SITE WALL PLAN SKETCH

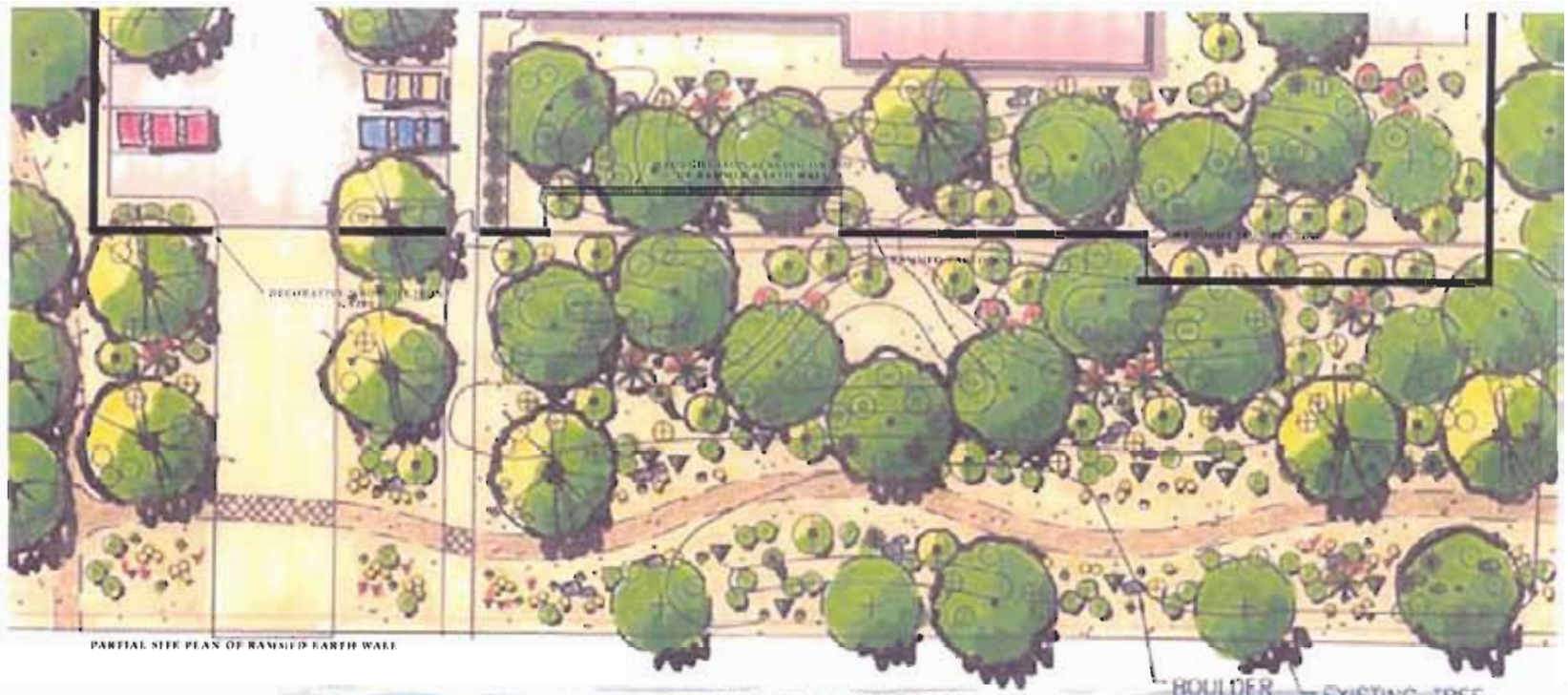
WEST ELEVATION STUDY

B&S International PLLC

PARADISE VALLEY ARSENIC REMOVAL FACILITY

109-DR-2004
12/7/2004

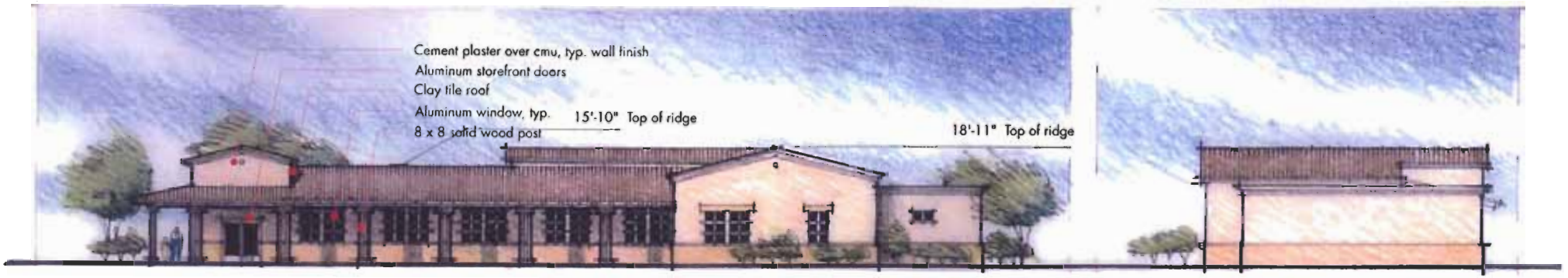
ATTACHMENT #5



PARTIAL SITE PLAN OF RAMMED EARTH WALL

WEST ELEVATION OF RAMMED EARTH WALL IN FRONT OF ADMINISTRATION BUILDING

109-DR-2004
12/7/2004



West Elevation

South Elevation

East Elevation

North Elevation

0' 10' 20' 30'

Admin. Building

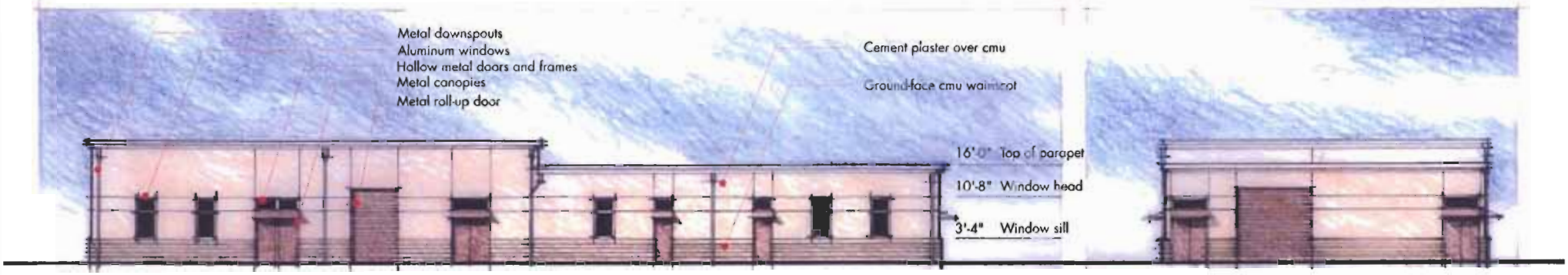
12.03.04

Paradise Valley Arsenic Removal Facility
Arizona American Water Company
Paradise Valley District

Damon S. Williams Associates, LLC

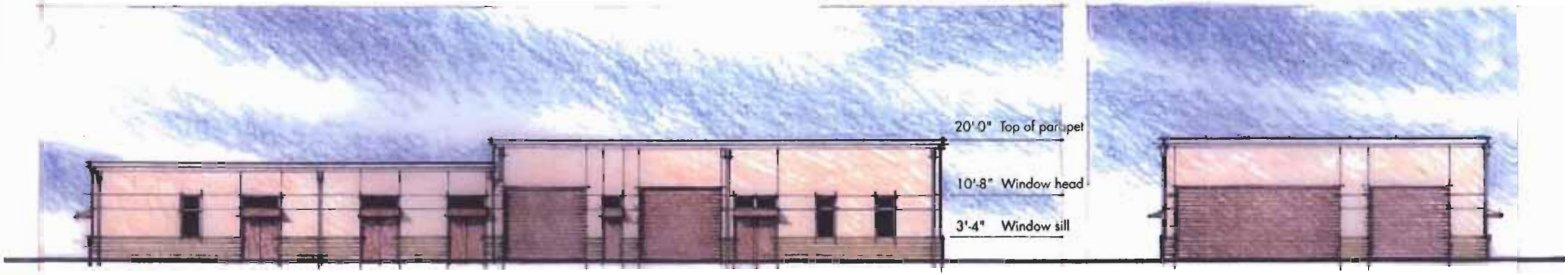
Michael Willis Architects

109-DR-2004
12/7/2004



West Elevation

South Elevation



East Elevation

North Elevation

0' 10' 20' 30'

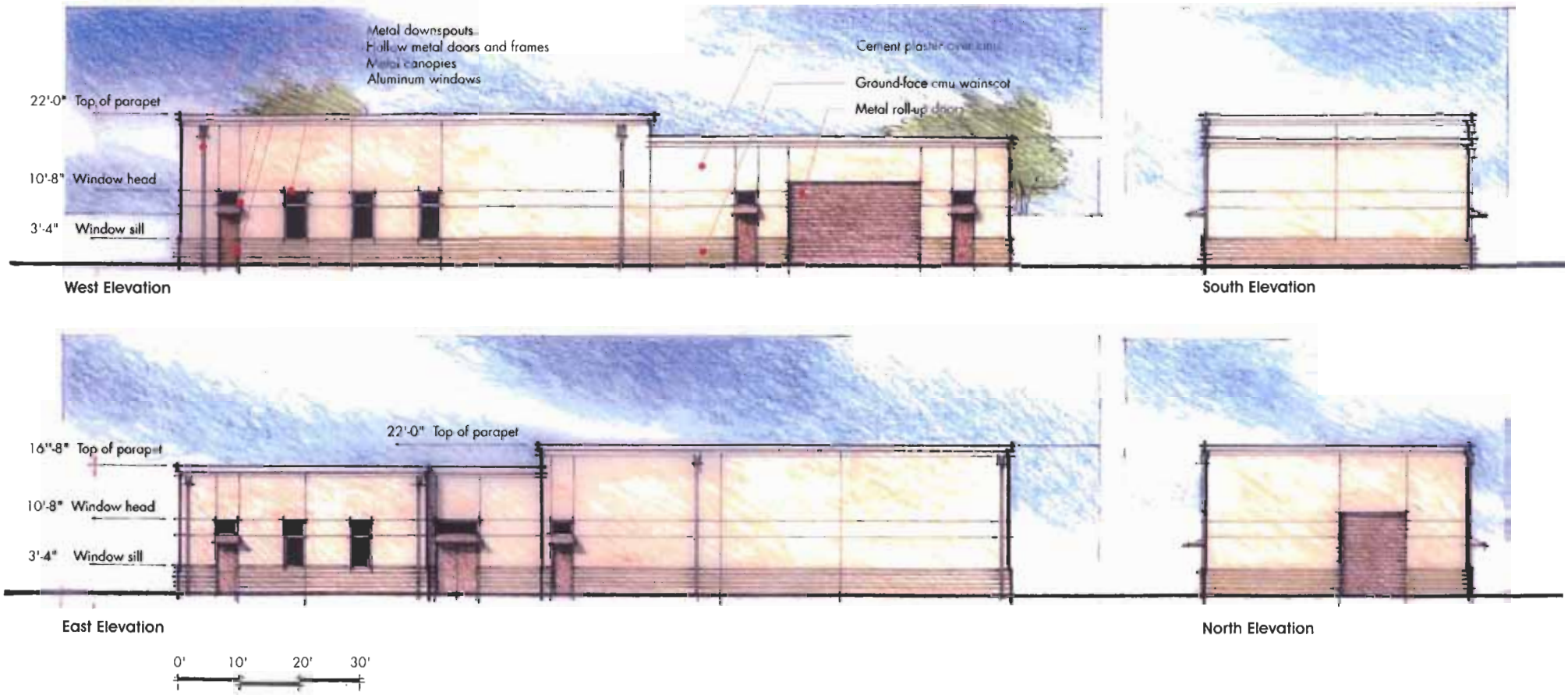
PROCESS BUILDING B

12.03.04

Paradise Valley Arsenic Removal Facility
Arizona American Water Company
Paradise Valley District

Damon S. Williams Associates, LLC

Michael Willis Architects



PROCESS BUILDING C

12.03.01

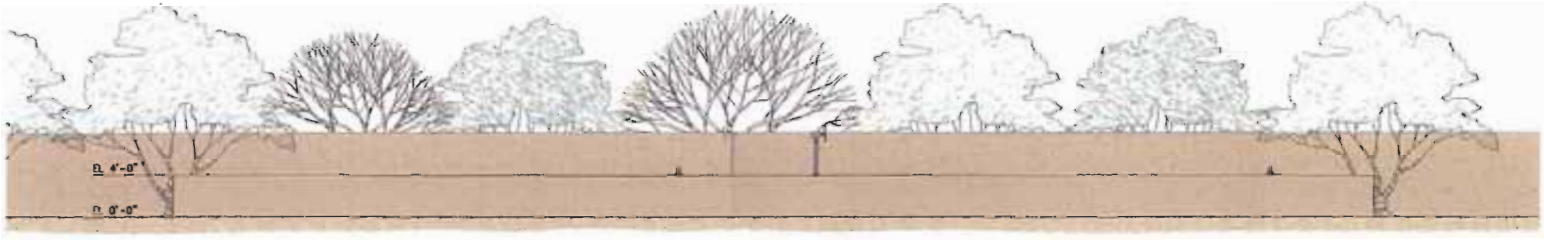
Paradise Valley Arsenic Removal Facility
Arizona American Water Company
Paradise Valley District

Damon S. Williams Associates, LLC

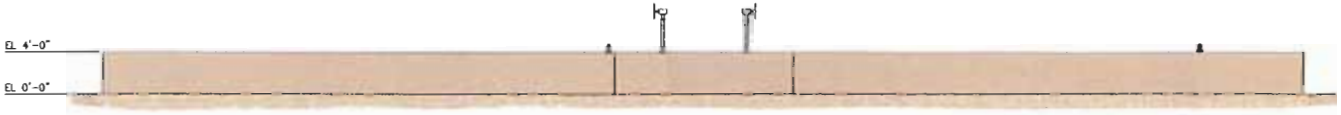
Michael Willis Architects

1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 WEST ELEVATION
SCALE: 3/16"=1'-0"

0 2 4 8
SCALE IN FEET
3/16"=1'-0"

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DAMON S. WILLIAMS ASSOCIATES, LLC

Arizona American Water

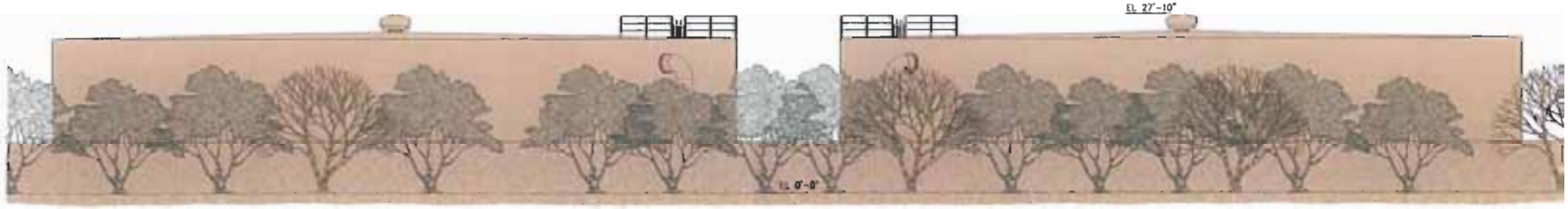
Paradise Valley Arsenic Removal Facility

BACKWASH CLARIFIER ELEVATIONS

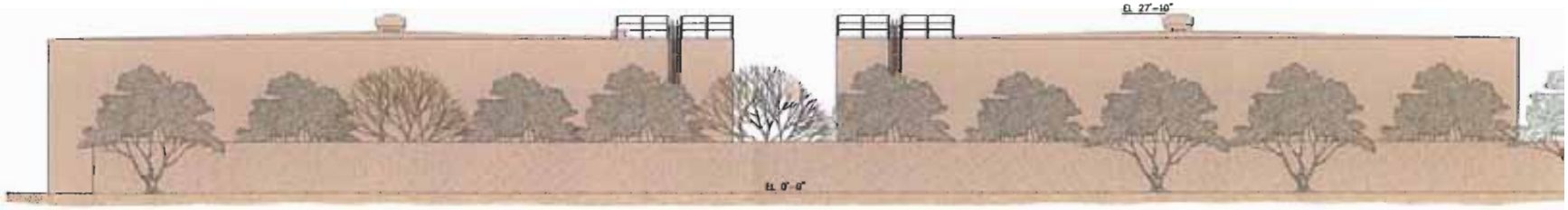
109-DR-2004
REV: 12/23/04

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

0 4 8 16
SCALE IN FEET
1/8"=1'-0"

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DAMON S. WILLIAMS ASSOCIATES, LLC

Arizona American Water

Paradise Valley Arsenic Removal Facility

FINISHED WATER RESERVOIRS ELEVATIONS

109-DR-2004
REV: 12/23/04

WEST ELEVATION OF ADMINISTRATION BUILDING (RAMMED EARTH WALL IN FOREGROUND NOT SHOWN)

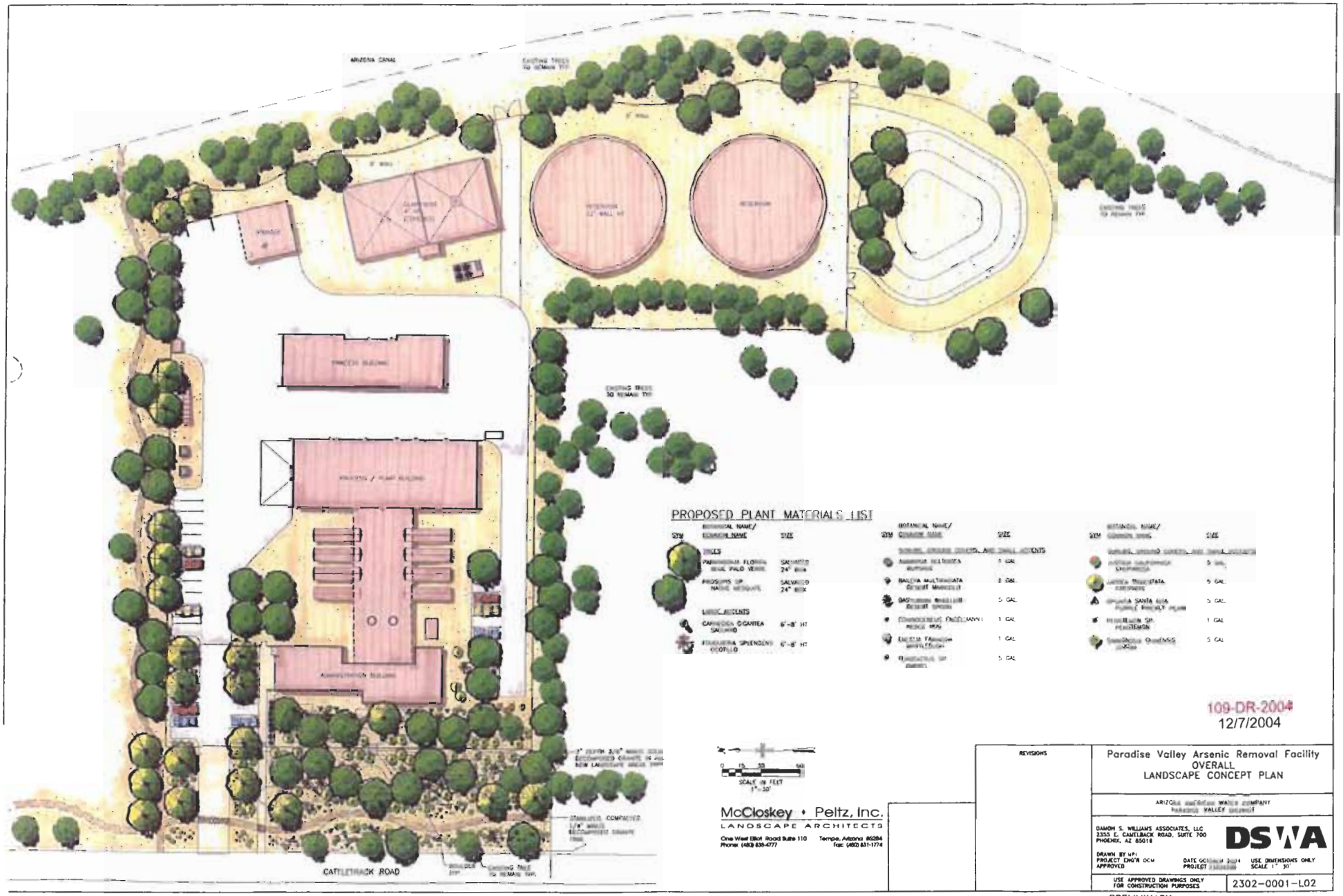
WEST ELEVATION OF RAMMED EARTH WALL IN FRONT OF ADMINISTRATION BUILDING

DSWA

109-DR-2004
12/7/2004

View from Cattletrack looking southeast

Paradise Valley Arsenic Removal Facility
ADMINISTRATION BUILDING



PROPOSED PLANT MATERIALS LIST

SYM	BOTANICAL NAME / COMMON NAME	SIZE
	TREES	
	PARKINSONIA FLORIDA BLUE PALO VERDE	SALVAGED 24" BOX
	PROSOPIS SP. NATIVE MESQUITE	SALVAGED 24" BOX
	ACCENTS	
	CARNEGIEA GIGANTEA SAGUARO	6'-8' HT
	FOUQUIERIA SPLENDENS OCOTILLO	6'-8' HT

SYM	BOTANICAL NAME / COMMON NAME	SIZE
	SHRUBS, GROUND COVERS, AND SMALL ACCENTS	
	AGAVE/YUCCA SP.	1 GAL
	BAILEYA MULTIRADIATA DESERT MARIGOLD	2 GAL
	DASYLIRION WHEELERI DESERT SPOON	5 GAL
	ECHINOCEREUS ENGELMANNII HEDGE HOG	1 GAL
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL
	FEROCACTUS SP. BARREL	5 GAL

SYM	BOTANICAL NAME / COMMON NAME	SIZE
	SHRUBS, GROUND COVERS, AND SMALL ACCENTS	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	5 GAL
	LANTANA SPECIOSA 'SANTA ANA' PURPLE TRAILING LANTANA	5 GAL
	PENSTEMON SP. PENSTEMON	1 GAL
	SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL

109-DR-2004
12/7/2004

SCALE IN FEET
1"=30'

McCloskey + Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777 Fax: (480) 831-1774

REVISIONS

Paradise Valley Arsenic Removal Facility
OVERALL
LANDSCAPE CONCEPT PLAN

ARIZONA AMERICAN WATER COMPANY
PARADISE VALLEY DISTRICT

DAMON S. WILLIAMS ASSOCIATES, LLC
2355 E. CAMELBACK ROAD, SUITE 700
PHOENIX, AZ 85016

DSWA

DRAWN BY: MPJ
PROJECT ENG'R: DCM
APPROVED

DATE: OCTOBER 2004
PROJECT #: 0300001

USE DIMENSIONS ONLY
SCALE: 1" = 30'

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

2302-0001-L02

PRELIMINARY

ATTACHMENT #6

109 DR 2004 **DATE: 01/03/05**

Paradise Valley Arsenic Removal Facility
6215 N. Miller Road
Scottsdale, AZ. 85250

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

☒ **1. PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.**

☒ **2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.**

_____
_____
_____

☒ **3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.**

☒ **4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.**

☒ **5. PROVIDE A KNOX ACCESS SYSTEM:**
- ☒ **A. KNOX BOX**
- ☐ **B. PADLOCK**
- ☐ **C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.**

☒ **6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.**

☐ **7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.**

☒ **8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.**
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)

☐ **9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____**

_____

☐ **10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.**

☒ **11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.**

☒ **12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.**

☒ **13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.**

☒ **14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____**

☒ **15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____**

☒ **16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.**
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ **17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.**

☒ **18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)**
- ☒ **4' TO 8' BACK OF CURB; INDEP. WET LINE.**
- ☐ **WALL MOUNTED - 15' CLEAR OF OPENINGS.**

☒ **19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.**

ATTACHMENT A

109 DR 2004 **DATE: 01/03/05**

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**

☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**

☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**

☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**

☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**

☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**

☒ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case:
Paradise Valley Arsenic Removal Facility
109-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
    a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DSWA with a date by staff of 12/7/2004.
    b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DSWA with a date by staff of 12/7/2004.
    c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by McCloskey & Peltz, Inc., with a date by staff of 12/7/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Storage tanks shall be painted a brown color.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems, if provided, on all buildings shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Submit revised elevations with the final plans submittal.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All new walls surrounding the site shall be rammed earth with wrought iron accents as shown on the site and landscape plan.
9. No chain link, barbed wire, or other security wire fencing shall be visible to the public or from an off-site location
10. The existing cattle fence along the west property line shall be removed.

SITE DESIGN:

DRB Stipulations

11. Dedicate and improve a 15-foot wide public trail easement running east/west along the northern portion of the site connecting Cattletrack with the Arizona Canal. The easement shall encompass the 5-foot wide trail shown on the site and landscape plan. Trails shall be improved with soil lock, stabilized decomposed granite, or other hard surface.

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Ordinance

A. Revise the landscape plan to show plantings every seven (7) feet in any one direction between plants or plant canopies.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

13. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting. Submit a revised exterior lighting site plan, photometric analysis, and lighting cutsheets on 24" x 36" sheets that show revised lighting fixtures that are full cut-off fixtures. Any bollard lighting fixtures shall contain louvers.
14. The individual luminarie lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 16 feet. Any building mounted lighting fixtures shall not exceed 12-feet.
16. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
17. Incorporate into the project's design, the following:

    Parking Lot and Site Lighting:

    a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles.
    b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
    c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

    Building Mounted Lighting:

    d. Shall not exceed 12-feet in height.
    e. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
    f. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

B. A minimum of four (4) bicycle parking spaces shall be provided.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

19. Flagpoles, if provided, shall be one piece, conical, and tapered.

Ordinance

C. Prior to final plan approval, a land assemblage application shall be completed and approved by City staff as well as be recorded by City staff with Maricopa County.

RELEVANT CASES:

Ordinance

D. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 33-UP-2004

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

20. Conceptual Drainage Report – Paradise Valley Arsenic Removal Facility, dated November 2004 and by DSWA and Associated firms.
21. Civil Overall Site Plan dated December 2004 and by DSWA.
22. Area Context Site Plan dated December 2004 and by DSWA.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
    a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
24. Basin Configuration:
    a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
    b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
    c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
    d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
    (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
    (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
    (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
    (4) Off-site runoff must enter and exit the site as it did historically.
    (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

G. Underground Stormwater Storage:

(1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

(2) Drywells are not permitted.

H. Street Crossings:

(1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Miller/Cattletrack Road	Local	30' R.O.W.	Half-street	None	5' wide trail within new half street R.O.W. dedications.

Ordinance

I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

25. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base, or other acceptable dust-free hard-surface paving material (such as soil lock).

DRB Stipulations

26. Indemnity Agreements:

a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

K. Drainage Easement:

(1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

REFUSE:

DRB Stipulations

27. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

28. Enclosures must:

    a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.

    b. Be positioned to facilitate collection without "backtracking."

    c. Be easily accessible by a simple route.

    d. Not require backing more than 35 feet.

    e. Not be located on dead-end parking aisles.

    f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

L. Refuse enclosures are required as follows:

    (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

M. Underground vault-type containers are not allowed.

N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WASTEWATER:

DRB Stipulations

29. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

30. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master wastewater report. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

31. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

32. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

    a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

P. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

33. The developer to submit as-built plans to the Inspection Services Division.

a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]